

CHICAGO PLAN COMMISSION

121 North LaSalle Street  
Council Chambers - 2<sup>nd</sup> Floor, City Hall  
Chicago, Illinois 60602

February 19, 2015

**1:00 P.M.**

MINUTES

PRESENT

Martin Cabrera  
Olga Camargo  
Doris Holleb  
Michael Kelly  
Terry Peterson  
Rebekah Scheinfeld  
Patricia Scudiero  
Daniel Sih  
Bishop John R. Bryant  
Alderman Walter Burnett  
Alderman Thomas Tunney

ABSENT

Les Bond  
Linda Searl  
Smita Shah  
Euclid Walker  
Andrew Mooney  
Alderman Edward Burke  
Alderman Joseph Moore  
Alderman Daniel S. Solis  
Alderman Ray Suarez

- I The Chairman called the meeting to order at 1:07 PM and then undertook a roll call to establish the presence of a quorum. The hearing commenced with seven members present.
- II. A court reporter was present to record the proceedings. A transcript is available for the purpose of pursuing all matters in greater detail and is a part of the permanent public record of the Regular Hearing of the Chicago Plan Commission held on February 19, 2015.
- III. The Minutes of the January 15, 2014 Hearing were approved unanimously.
- IV. **The following inter-agency items numbered 1 and 2 under Adjacent Neighbors, items numbered 3 through 8 under Negotiated Sales and item 9 under Sealed Bid and items 10 and 11 under Acquisitions and Dispositions were approved by an omnibus vote of 8-0**

Adjacent Neighbors

1. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 8735 South Houston Avenue. (15-010-21)
2. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 5033 South May Street. (15-010-21)

Negotiated Sales

3. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 2513 West 59<sup>th</sup> Street. (15-011-21)

4. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 4529 West Fulton Street.(15-012-021)
5. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 8136-44 South Dobson Avenue. (15-014-21)
6. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 3905 West Fillmore Street. (15-015-21)
7. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 1136-40 South Wabash Avenue. (15-019-21)
8. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 2606 West Cortland Street. (15-020-21)

Sealed-Bid

9. A resolution recommending a proposed ordinance authorizing a sealed bid of City-owned land for the property located at 1311-15 North Moorman Street. (15-013-21)

Acquisitions and Dispositions

10. A resolution recommending a proposed ordinance authorizing the disposition of City owned parcels to Chicago Neighborhoods Initiatives, Inc. for rehabilitation and sold to affordably low and moderate households for the property located at 10732 South Langley Avenue. (15-016-21)
11. A resolution recommending a proposed ordinance authorizing the disposition of City owned parcels located at 4001 South Halsted Street to Dayton Street Partners, LLC for the construction of +/-50,000 square feet of speculative industrial space to accommodate increasing demand for modern industrial space in the City of Chicago. (15-018-21)

D. MATTERS SUBMITTED IN ACCORDANCE WITH THE LAKE MICHIGAN AND CHICAGO LAKEFRONT PROTECTION ORDINANCE AND/OR THE CHICAGO ZONING ORDINANCE:

1. Lake Michigan and Chicago Lakefront Protection Ordinance Application, No. 653, submitted by Lincoln Park Zoo, for the property generally located at 2310 North Cannon Drive and within the Public-Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The Applicant is proposing the construction of a second story addition above the existing first floor area of an existing one and two story building. The Applicant is proposing to maintain the current zoning of the property, POS-1 (Parks and Open Space District). **Approved 7-0-1 with Cmr. Kelly being recused, Yeas – Commissioners Bryant, Camargo, Scheinfeld, Scudiero, Sih, Tunney and Cabrera.**
2. A zoning map amendment submitted by Alderman Walter Burnett, Jr. for the property generally located at 331 - 337 North Morgan Street. The application proposes to rezone the property from Planned Manufacturing District No. 4 (Kinzie) to M2-3 Light Manufacturing District. **Approved 8-0 Yeas - Commissioners Bryant, Camargo, Kelly, Scheinfeld, Scudiero, Sih, Tunney and Cabrera.**

3. A proposal for a planned development, submitted by Educational Capital Solutions LLC, for the property generally located at 5401 South Western Avenue. The applicant has proposed an expansion to the existing school facility currently located on the subject site. The applicant proposes to rehabilitate and reuse additional existing manufacturing and warehouse buildings located adjacent to the existing school facility. This expansion would increase the overall size of the development to exceed 2 acres in size. The Applicant is requesting to rezone the property from RT-4 (Residential Two-Flat, Townhouse and Multi-Unit District) and M2-2 (Light Industry District) to a C1-1 (Neighborhood Commercial District) and then to an Institutional Planned Development. **Approved 7-0-1 with Cmr. Cabrera being recused, Yeas – Commissioners Bryant, Camargo, Kelly, Scheinfeld, Scudiero, Sih, and Tunney.**
4. A proposed Institutional Planned Development submitted by the Public Building Commission for the property generally located at 4815 S. Karlov Avenue. The site is currently zoned RS-3, Residential Single Unit (Detached House) District. The applicant proposes to reclassify the property to an Institutional Planned Development to construct a three-story annex building for Edwards Public Elementary School. The project proposal includes classrooms and accessory ancillary educational uses. The subject property is currently improved by a two-story elementary school and accessory parking. **Approved 7-0-1 with Cmr. Cabrera being recused, Yeas – Commissioners Bryant, Camargo, Kelly, Scheinfeld, Scudiero, Sih, Tunney and Cabrera.**
5. A proposal for a zoning map amendment within the Stockyards Industrial Corridor, submitted by Alderman George Cardenas, for the property generally known as 1928 West 46<sup>th</sup> Street. The Applicant is proposing to change the zoning designation of a City of Chicago owned parcel of land from Planned Manufacturing District No. 8 to a designation of C3-2, Commercial, Manufacturing, and Employment district. No construction on the vacant parcel of land is contemplated as part of this application. **Approved 8-0, Yeas – Commissioners Bryant, Camargo, Kelly, Scheinfeld, Scudiero, Sih, Tunney and Cabrera.**
6. A proposed Lake Michigan and Chicago Lakefront Protection Application No. 651 submitted by SRZ Prairie LLC, for the property generally located at 1626-1736 S. Prairie Avenue and 220-236 E. 18<sup>th</sup> Street. The applicant proposes to construct a townhome development with 60 dwelling units and accessory parking. The site is currently zoned DX-5, Downtown Mixed-Used District and is located in the Private Use Zone of the Lake Michigan and Chicago Lakefront Protection District. **Deferred**
7. A proposed Amendment to Residential Business Planned Development No. 313 (PD No. 313), as amended, submitted by the Applicant, Chestnut Row Homes, LLC, for the property generally located at 111-121 West Chestnut Street. The Applicant intends to amend PD No. 313 by creating subareas within the planned development for the existing residential tower at 121 West Chestnut Street (“Subarea C”), existing residential building at 119 West Chestnut Street (“Subarea B”) and the approximately 15,145 square foot site at 111 West Chestnut Street (“Subarea A”). Under the Amendment, Subarea A would allow for residential uses and the Applicant is proposing to construct a residential project consisting of approximately eight residential townhome units and a maximum of 15 parking spaces. **Approved 8-0, Yeas – Commissioners Bryant, Camargo, Kelly, Scheinfeld, Scudiero, Sih, Tunney and Cabrera.**

E. MATTERS DEFERRED IN ACCORDANCE WITH SECTION 17-13-0108 OF THE CHICAGO ZONING ORDINANCE:

1. A resolution recommending a proposed ordinance authorizing the disposition of City owned parcels located at 4500 South Halsted Street to Opus Development Company, LLC for the construction of a new +/-100,000 square foot speculative industrial space to accommodate increasing demand for modern industrial space in the City of Chicago. (15-017-21)

Adjournment: 2:50 PM